

INLAND WETLANDS AGENCY  
AUGUST 22, 2007 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block  
Alternates: Ashworth, Furlong  
Staff: Jones, Discordia

Chairman Scott called the meeting to order at 7:30 PM

II. PUBLIC COMMUNICATIONS

Joan Smith of 58 Mohegan Road, stated that there is a property for sale on Starr Lane and Starr Street that is approximately 8 acres. She stated that there was a survey showing it was mostly wetlands. Ms. Smith stated that there is a sign stating it is for sale for development and she just wanted to make the Agency aware of it. Staff noted that she has spoken to several people about the environmental constraints on this property.

III. APPROVAL OF THE MINUTES of July 25, 2007

MOTION: To approve the minutes of July 25, 2007

Motion made by Sutphen, seconded by Ashworth, four in favor, one abstention (Furlong).

IV. NEW APPLICATIONS

1. Elm Grove Cemetery Association,

Nuria Stockman of DiCesare-Bentley Engineers presented the application to the Agency. This property is currently used to process mulch, sand, and other earth materials on a small portion of its 50 acres. She stated that this property has been used in this manner for the last 50 years. The wetlands have been flagged. There is a gravel drive going into the site. The driveway is regraded and the drainage system is cleaned once every two years.

Staff stated that this operation does not have a current special permit for this activity. A neighbor complained about the work and the Zoning Official determined that the Association must obtain a special permit. A wetland permit must be granted prior to the special permit

The Agency scheduled a site walk for Wednesday, September 5<sup>th</sup> at 12 p.m.

MOTION: To classify the application as a minor application.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously.

V. PENDING APPLICATIONS

1. Mystic Woods, 0 Flanders Road

Staff distributed a list of regulated activities associated with the application. The Agency discussed the overall impact of the development on the wetlands before reviewing each individual activity.

Sutphen stated that she has a general concern about the slope of this site and the stormwater drainage from a heavy rainfall. Furlong added that a lot of trees would be cleared. She was concerned about the additional stormwater that would flow from the site.

Chairman Scott had concerns regarding the density of the development and its impact on the wetlands. Staff cautioned the Agency that discussion about density is not within their jurisdiction and asked them to review the court cases submitted during the hearing.

Block stated that the density contributes to the long term impact to the wetlands.

Furlong was concerned whether this stormwater system would hold up over the years. She felt that the gravel wetlands are experimental.

Chairman Scott stated that there is no guarantee that any stormwater system will hold up over the years. He stated that his experience with water pollution control using these systems is that they work very well and last a long time with proper maintenance.

The Agency discussed each regulated activity.

1. Construction of sewer line in Route 1 right of way within upland review area associated with wetland area 12. The Agency stated that this was not a major concern to them as only the road way would be impacted.
2. Construction of sidewalk along Flanders Road within upland review area associated with wetland area 11. Staff stated that sidewalks have been built on both sides of Flanders Road. The Agency agreed that there should not be a sidewalk that close to a vernal pool and noted that the Planning Commission could require walks on the east side of Flanders Road.
3. Enhancement of wetland area 4 which includes placement of small rocks, removal of woody debris and cut brush, and removal of invasive plants within the wetland as well as placement of topsoil in upland review area and planting both wetland and upland review area with native plant species. The Agency agreed that this was not an important wetland and did not provide significant wetland function. The Agency had some concern with 8 inches of top soil being placed close to the wetland. The Agency stated would consider eliminating the sidewalk that is only 14 feet from the wetland.
4. Construction of stormwater outfall and discharge of stormwater in upland review area associated with wetland areas 1, 3, 6, and 7 and discharge of stormwater outside the upland review area associated with wetland area 11. The Agency asked for volumes held in each basin for the 100 year storm and more details on the discharge. Staff stated she would find

this information in the drainage calculations and include it in their agenda packets. The Agency requested the slope detail for the stormwater pipe for wetland area 11.

5. Construction of pedestrian path in upland review area associated with wetlands 1, 3, and 6. The Agency stated that they might consider timber stairs instead of impervious surfaces on steeper areas.
6. Construction of buildings and associated grading in upland review area associated with wetland area 4.

The Agency agreed to continue their discussion at the next meeting.

2. Mill Pond Estates Subdivision, 0 Gold Star Highway

Peter Gardner, of Dieter and Gardner, presented the revised plan to subdivide 16.5 acres into 10 building lots accessed by a new road. This site is next to the golf driving range on Route 184. Mr. Gardner stated they have included rain gardens on each lot. There was a report submitted by the wetland scientist. They moved lots 4, 5, and 6 further to the east away from the wetlands.

The Agency was concerned about the detention basin being so close to the wetlands. Sutphen stated she did see amphibians and reptiles on the site walk in that area.

Staff stated that the applicant granted an extension to the September 12<sup>th</sup> regularly scheduled meeting.

MOTION: To classify the application as a minor application.

Motion made by Sutphen, seconded by Block, so voted unanimously.

VI. NEW BUSINESS

1. Report of Chair - None
2. Report of Staff

Staff stated that the wetland violation on Winding Hollow Road has been addressed and she is satisfied with the grading. She will continue to monitor the site to ensure that the grass germinates and that the area is stabilized.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 9:32 PM.

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Eunice Sutphen, Secretary  
Inland Wetlands Agency

Prepared by Sheila Discordia, Office Assistant II